085.0	0004	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	744,500 /	744,500
USE VALUE:	744,500 /	744,500
ASSESSED:	744,500 /	744,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
110		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRIDLEY MICHAEL C--ETAL
Owner 2:	GRIDLEY BARBARA A
Owner 3:	
Street 1:	110 WESTMINSTER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1810 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4700.000	351,800		392,700	744,500
Total Card	0.108	351,800		392,700	744,500
Total Parcel	0.108	351,800		392,700	744,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.42 | /Parcel: 411.42

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	53550
GIS Ref	
GIS Ref	
Insp Date	09/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 085.0-0004-0008.0

!6926!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	351,800	0	4,700.	392,700	744,500		Year end	12/23/2021
2021	101	FV	342,000	0	4,700.	392,700	734,700		Year End Roll	12/10/2020
2020	101	FV	341,900	0	4,700.	392,700	734,600	734,600	Year End Roll	12/18/2019
2019	101	FV	281,600	0	4,700.	387,100	668,700	668,700	Year End Roll	1/3/2019
2018	101	FV	267,300	0	4,700.	297,300	564,600	564,600	Year End Roll	12/20/2017
2017	101	FV	267,300	0	4,700.	280,500	547,800	547,800	Year End Roll	1/3/2017
2016	101	FV	267,300	0	4,700.	258,100	525,400	525,400	Year End	1/4/2016
2015	101	FV	252,900	0	4,700.	241,200	494,100	494,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:43:47

LAST REV

Date	Time
10/02/18	10:46:37
mmcmakin	

USER DEFINED

Prior Id # 1:	53550
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6926

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15295-527		11/1/1983		40,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2017	280	Wood Dec	13,700	C				
5/30/2001	593	Wood Dec	10,000	C				REMOVE EP-ADD DECK
4/30/1992	162		32,000	C				REM/BSMT-ADD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	Meas/Inspect	HS	Hanne S
2/18/2008	Meas/Inspect	189	PATRIOT
4/7/2000	Inspected	263	PATRIOT
4/6/2000	Missed Appt.	264	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	276	PATRIOT
3/15/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4700		Sq. Ft.	Site		0	70.	1.19	6									392,701						392,700	

Total AC/HA:	0.10790	Total SF/SM:	4700	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	392,701	Spl Credit		Total:	392,700

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BROWN
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	184.072
Other Features:	86000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	432162
Depreciation:	80382
Depreciated Total:	351780

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

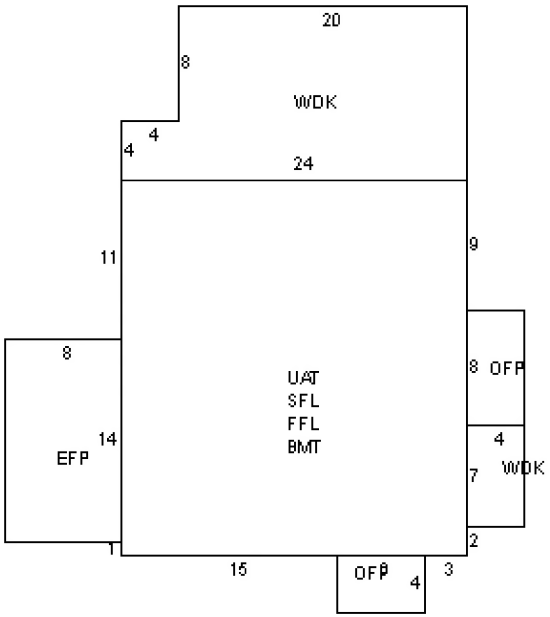
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	202.48
Special Features:	0	Val/Su Net:	141.85
Final Total:	351800	Val/Su SzAd	281.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	624	87.530	54,617
FFL	First Floor	624	184.070	114,861
SFL	Second Floor	624	184.070	114,861
WDK	Deck	284	9.620	2,731
UAT	Upper Attic	156	73.630	11,486
EFP	Enclos Porch	112	52.050	5,829
OFP	Open Porch	56	44.440	2,489
	Net Sketched Area:	2,480	Total:	306,874
Size Ad	1248	Gross Area	2948	FinArea 1810

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 085.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: